

Chatsworth Neighborhood Council, Land Use Committee

Sierra Canyon Lower School, 11052 Independence – Foundation Room (Upstairs in 2 story building)
Minutes August 21, 2014 - Draft Minutes

Linda van der Valk called the meeting to order at 7:05 pm.

Present: Linda van der Valk, Michael Preis, Judi Daniels, Mary Kaufman, Andre van der Valk, Jim Van Gundy, Larry Heller, Michael Harris, Mark Levinson, Vicki Briskman, Teena Takata, Carol Lucas, Janice Eddy-Languen

Not here – George Nelson (excused), Jeff Hammond (excused)

Stakeholder and Public Comments:

None.

The April minutes were deferred for approval to next month

Presentations and possible motions:

22001 Nordhoff Street

Seth Jones, Planner for KB Homes presenting. Site currently is West Valley Christian Church, just west of Topanga Canyon. They have updated their proposed plan after input from our May CNC Land Use meeting where they presented a 73 attached home project. They now have 58 units, detached.

The parking ratio is unchanged; tot lot in open space, BBQ, picnic tables are planned as part of the development. They are at about 16 units per acre. The entire site is approximately 4 acres. (Committee member notes that is closer to 15 units an acre). Density is similar to apartments to the east, across the flood channel on Topanga Canyon. A pedestrian trail is to be built around the property, 1/3 mile, they expect younger families will move in here. They file a sustainability report, work on a product that is energy efficient homes. The presented plan (3 options) includes (for example) an 1874 square foot home, as a three story walk up. 10 feet between units. Trash containers are in the rear of each unit. Guests come in through Green Court.

Committee members asked, what is the width of homes? Width of Lot? 35 feet is lot width, 25 feet is house width. A1 to RD3 zoning change and general plan amendment is requested, all at once, an extremely significant increase in density. Single Family RS is to north, 7500 square foot lots. To the south, lots are RE 15, also single family detached. All nearby residential uses are one or two stories. A true detached product was requested last time. This property is contiguous to the Chatsworth Nature Preserve, which is dedicated open space. Committee member comment was this is 4 steps up in density, and coming in higher than everything nearby, and simply is too dense. This is not consistent with the surrounding community. RD-2 is proposed zoning. Private Streets? Average lot size is 3500 square feet, the largest lot is about 4000 square feet and the smallest lot is 3100 square feet. Parking? Each unit has 26 feet in between; they have parking for visitors, and 2 car garages. Proposal is KB will purchase property from the church. Per applicant, Council office has been supportive and Planning has been supportive. Multiple committee members noted we are more interested in a lot layout with lot sizes and current zoning and proposed zoning than pictures of proposed homes and floor layouts. The committee was visibly not supportive of the density and

product presented, a detached home with a maximum of two stories had been requested in the prior meeting, and the committee was troubled by the small lots and density of the project. No vote was taken, and the committee indicated they were open to seeing a revised proposal.

19801 Nordhoff Place, Unit 110

This request is to convert a 10,082 square foot warehouse to indoor rock climbing. Present zoning is MR2-1 (industrial), seeking zone variance to allow use of this property as a rock climbing business. Industrial properties are going unrented. The issue is the clear height of the warehouses inside. Hours of operation are 11am to 10 pm M-F, open until 8 pm Sat, open until 4 or 6 pm on Sunday. There is 32 feet of clear height inside the property. It is fairly common now for this type of use in the industrial area. Comment re: Council Office – they don't support changing an industrial property to another use. However, there are multiple instances of recreational-athletic businesses occupying similar structures, and in fact, multiple such uses in this industrial park. This unit is 10,000 square feet, 7000 square feet to be used for the rock climbing activity. This presenter has another similar variance request immediately after this one, for a trampoline business. If these two businesses go in, the building will be 100% occupied. There are several other recreational uses, gym, soccer, similar athletic uses (often not permitted) in this area in these newly-constructed buildings. There is a semi truck parking lot in the middle of these units (there is a corner unit in the next section). There presently is a large parking area behind all the buildings (somewhat square shaped) to accommodate truck parking for the original industrial zone. The building permits for this project were issued in 2007, so the structures were built after that; all to very current construction standards. (Note the proposed hours are the same as Thousand Oaks, Company name is Boulderdash). This is a 10 year variance request, so it represents a 10 year change in use. Asking just for a variance, that is all that is needed to allow a climbing gym to operate there. Committee Comment-This property was vacant for a long time after being built. In Westlake, maybe 20-30 people in the facility at one time, number of users is dependent on classes running at the time. Multiple indoor sports operators are coming into these types of buildings. Zoning variance would limit hours to those outlined? Unclear. This variance is for this unit, only. This uses fixed walls, it is not a portable operation. All uses are inside. Variance would run with land (it would be a rock climbing use).

Larry Heller made a motion related to this property, to move to support the variance as described, for rock climbing, for this approximately 10,000 square foot unit. Michael Harris seconded. The motion passed unanimously.

19851 Nordhoff Place. Unit 105

Trampoline proposal on corner unit that was previously used for a historic car collection. Rock n Jump Ventures; a trampoline park is proposed tenant/activity. They want the interior height for safety, and need a fair amount of space for the activity; this unit is 25,500 square feet. Trampolines will be 4 feet off the floor, there will also be pits with foam pads, elevated walkways between trampolines. Likely a youth oriented business; no food served although may have vending machines. Proposed number of trampolines? Not sure. This is a franchise type operation. This variance request has been filed. Committee members commented a similar facility may have 300 users (apparently larger?). Another committee member commented, this will be a high intensity use based on other trampoline businesses. A discussion about parking issues followed, with great concerns about parking impacts of industrial-zoned properties that change to other uses that require additional parking, how this may be accommodated at this site (possible parking attendant/valet/stack parking in the back industrial area parking lot for truck loading). Users of this site should not cause disturbance with parking for other nearby tenants, or disrupt street traffic patterns; noted a nearby curve makes people crossing the street dangerous if parking is not available at the site. A motion was

discussed, but withdrawn. Major concerns related to parking, and the likely number of users at this business. Applicant to return with owner for next Land Use meeting to clarify operational details and expected users.

9503 Andora Avenue

Daniel Bernstein, Presenting. Residential Subdivision on approximately 90 acres. Andora, South of Lassen, West of Baden. This previously was presented for a 43 home subdivision. Now 33 lots are shown. Lots to be developed are concentrated in the easterly, flatter portion of the property. Two maps were shown to the room, but none were provided to the committee for reference purposes.

Blue is earlier, blue lines are lot lines. Red lines are current proposal, about 20 acres graded. Green areas are open space on the other map. What is the number of horse properties and where are they? 33 lot numbers are shown. All lots are compatible with horses. The southern road and horse trail are still next to each other (and may be shared in places), and still bisect all the southern lots. There is a proposed deed restriction so the owner cannot use the portion of the property beyond the trail and emergency road. Has soil been tested (re contamination concerns from Santa Susana Field Laboratory)? Phase 1, yes. They are doing a new EIR. Some lots per the Developer proposal are RE40 and some lots are RE20; 40,000 square feet/20,000 square feet. He expects to grade 300,000 cubic yards, and will export dirt (quantity not specified). They are working on balancing but still will need to remove some. Emergency road on the south side goes through the middle of the lots. The project will be on a sewer. Great difference of opinion about whether CLM (Chatsworth Lake Manor) supports or is opposed to the project. Bernstein said CLM generally approves the project; CLM community members at the meeting disagreed. The equestrian trail and emergency access road goes through the lots on the south side of the project. The emergency access road is for those who live in the lots on the south side, and not the general public. What about emergency access for others not living within the project? They have a second way out. Sewers hook to Andora? Yes. Bernstein noted the zoning needs to change from A zoning presently on the site. The zone change is allowed in general plan; he is asking for RE20 and RE40 (southerly lots) RE20 northerly with a K overlay on all lots. Question to keep as A; and also noted this property was zoned RA previously. He's planning on deed restrictions.

Where is documentation of proposal? What is size? Ingress, egress, rainwater runoff, what promises made, what conditions are expected? Lot size, 40,000 square feet 80-100 feet is expected lot width. Is Andora one lane to preserve the oak woodland at the end, how is that working with the one lane? They will create a 2 lane road, with width equal to current width. Bernstein had said he would not destroy the major oak grove at the end of Andora, that would destroy the oaks? Maybe not. Vast majority would not be affected at Andora. A couple trees in the middle will be eliminated. Concerns; no map provided. Grading is about 300,000 cubic yards. 43 lots under slope density (yes under current rules)....Baseline Hillside Ordinance is not applicable to a tract map, just a single lot, although corrected wording to the law will be needed to make that apply. Planning is working on a clarification. Street lights? Yes. Required by the city, light will be directed, as the City determines. Sewer through Andora? Yes. Sewer problems already exist at Andora. How do the "larger" 40,000 square foot lots really work? The usable lot really is only the flat area on the north side of the lot, there are proposed deed restrictions that deny the homeowner use of the green area in its entirety. Secondary access to Valley Circle; it will be a paved access road. Is the equestrian arena still there? It was removed after the walk through. People would rather have open space. Jim – they will do an EIR? They will address the haul route? Will it leave by Santoro's property? No, it will be through Andora. How many hauling trucks out and in? (number/frequency)... Don't know. For Santoro's lot

and related emergency access, are there issues with curvature of road near his gate? Yes that will be addressed in the EIR. Bernstein commented that he can't provide details on this in the meeting. He just wants to present. And obtain a consensus to approve the project.

Calling a deed-restricted 40,000 square foot lot, that cannot be used by the owner for 27,000 square feet of the lot, was questioned. The viability of horsekeeping on the small usable footprint (sometimes about 13,000 square feet) was questioned. Commentary from committee member said split lots were a problem and they need to be designed differently. Trail access will be available to pre-existing nearby homes that otherwise lose equestrian trail access. The trail to the north needs to link to the State Park. Bernstein said he cannot locate the trail using google earth, (where the trails combine and become only one trail toward State Park). At that point, he clarified that many trails (apparently those outside the grading area) are not improved now, and will remain as existing "use" trails only, and have zero improvements under his current plan.

A discussion relating to who should own open space, and the past use of this property as a dumping ground. Destroying the land by development doesn't make sense, donate it to the conservancy. Bernstein objected to the Santa Monica Mountains Conservancy, since the conservancy sells land. They keep you out. Bernstein noted the land at Andora has been a dumping ground for years. 75% of neighbors to the project live on Andora. They said there are too many trucks. 100% of people on Andora will say they don't want construction trucks on Andora. Provide an alternative.

Bernstein - Trucks will run on Andora for a short period of time. (Not specified for number of trips a day or duration).

The community plan indicates Minimum Density for some areas; this allows open space A1 or RE40, he proposed RE40. The community plan also indicates Very Low 1 for some areas, this would allow RA or RE20, which is why both lot sizes are shown in his plan.

How many people in Roy Rogers Estates want to see horses on all lots or some lots? Some...by show of hands.

Committee member comment; the issue is to balance horse use and other non horse use. Maybe 6 or 8 lots become horse keeping. There is more open space here. That is useful for all.

Clarification on future maps for actual city standard trails compared to coyote "use" paths should be shown on the map. Variance in lighting, keep area dark. N of Chatsworth Street, there is lower light in general. City sets up a photometric layout, City engineer does that. City will layout in a safe way based on how they deem it. We will have little say.

Timeline? It can take 6-8 months for grading and infrastructure. Depends on time of year, rain, usually built in phases. He would like to build it. May be one month gaps as phases for home construction begins, or may be years, it depends on the market and other factors.

What will houses look like? Any consistency? To be determined, it's a tract. Stability of rocks after grading? This is a tract project. Can't sell one at a time, must build in phases. These are not custom homes like Roy Rogers? These are not custom homes? Board member asked about trucks in and out during construction. Since secondary emergency access is through Santoro's lot...it seems trucks for construction can use the emergency access. It's a good test for the adequacy of that route. It will be

Andora. What about traffic calming measures? Speed bumps, etc. (Bernstein said he will ask)....Linda noted there is no money for speed bumps now in the City budget from what she has heard.

Reduction of 25% of lots reduces truck traffic. It will have less canyon fill then. (Teena comment, makes no sense, no longer balancing on site causes hauling off site).

Andre commented that the committee was listening to neighbors, both about project concerns and facility. We got a bigger room based on feedback, and are listening to your concerns, and seeking answers to various questions.

Stakeholder comment; the reduction in the number of homes is positive. It's about profit, money, what can be made on project. What is minimum number of homes to build and make a profit, what is that number? CLM resident, commented Bernstein wants \$10M for the property per the onsite visit?

Bernstein commented that he cares about community and what he builds for him and community. They are at the lower end of what is economically feasible. He has investors, has a LLC, it has rules. Can't donate, can't build an ice skating rink. This is at the lower limit. Land costs a lot and development costs are significant.

House prices are coming up slowly. Value of land in raw form changes over time. Development piecemeal – when develop lots, will develop (grade) as sell? Or grade the whole thing? Only way is to do all base infrastructure at once. But then you have a ton of money in the project, it will only sit there if the market crashes again. The “unused” lots sit often in single lots. What is price of home? Medium? High or low income?

As a community we need a more formal way to see project information. Community needs access. Linda suggested the community can use the Neighborhood Council to ask neighbor's questions. Bernstein needs to provide information on the project and our responses before the next meeting.

What is effect of deed restrictions? What is long term effect? Goal is to get through center main canyon. Can't deed restrict until lots are created. Not sure exactly how...would maybe happen with tract map. Deed restrictions were put on the Canoga development pending near the 118 freeway; no blue line stream alteration, no rock damage/changes to be made. Area to the south of this project is hillside. How will access to the southern emergency road be controlled? There is a vehicle gate to get through; the physical reality of the gates and deed restrictions will go a long way toward keeping it permanent. But the community has to enforce it. It is a complaint based system. Deed restrictions can say CCR's may not be changed to prohibit certain key features.

Fire zone around here; the prior Eagles Nest project never had adequate exits. Andora is like an obstacle course. This project is here because a second way out was purchased from a neighbor. Emergency access in the whole community will be better after the project per Bernstein. Gate and lock will be on emergency access road, but it will be accessible in an emergency (how was not stated). This is one of the top burned areas in the San Fernando Valley. A CLM resident commented that SB X 129 (phonetic); causes residents in high fire unincorporated areas (Los Angeles County); receive a supplemental fire service bill, \$150 for fire services. It's a bill that creates a lien, said a CLM resident.

A suggestion was made that those with questions, try going to the Chatsworth Neighborhood Council Facebook page. They can pass questions posted there to Linda, or simply email Linda, at landuse@chatsworthcouncil.org. 2-3 weeks of trucks on Andora? How long? City of LA requires a

C.U.P. (conditional use permit) for export over 60,000 cubic yards. When grading is figured, then Bernstein will start to know export quantity, it will be disclosed in the EIR and the EIR will explain the haul route. Phases of 10 homes are practical. Dirt/grading will be all at once; Bernstein will only take out what is needed. He doesn't expect a lot going out. The grading and infrastructure/site preparation is all done at once. It's much more economical that way. When Bernstein knows grading amount, he can figure the trucks, then can figure time. Building will continue in phases and there are construction traffic impacts from that. Bernstein noted that dirt hauling trucks have a tarp by law.

Bernstein indicated he would return next month with additional information and responses to our questions.

The meeting adjourned at 9:35 pm